



Kirklake Road, Formby,  
L37 2HJ

**OFFERS OVER**  
**£260,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to your lovely new home! This THREE-BEDROOM SEMI-DETACHED HOUSE boasts an ideal combination of comfort, convenience, and desirability. Nestled in a popular location, this property offers a peaceful retreat while still being within easy reach of essential amenities and transportation links.

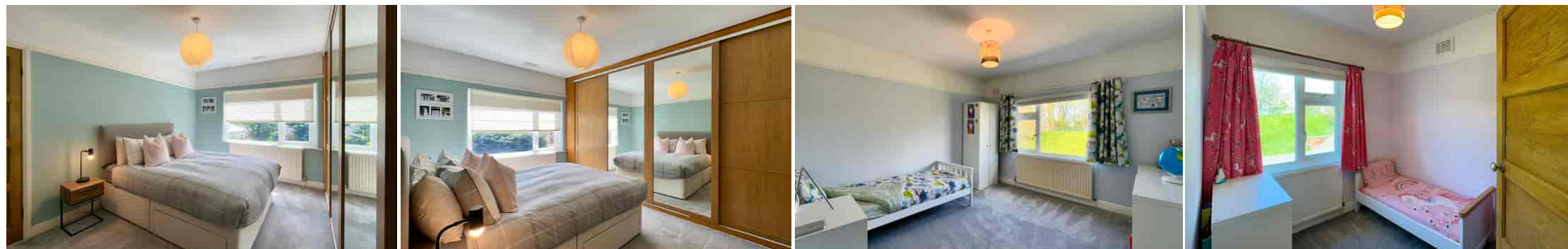
As you step inside, you are greeted by a warm and inviting atmosphere, with ample natural light illuminating the spacious living areas. The well-appointed KITCHEN provides a delightful space for culinary endeavours, featuring integrated appliances and plenty of storage solutions. The adjoining LOUNGE is an ideal retreat after a busy day, whilst the DINING ROOM is perfect for hosting gatherings or family meals.

Upstairs, you will find THREE GENEROUSLY SIZED BEDROOMS and a pristine FAMILY BATHROOM, which completes the upper level and provides both style and functionality.

One of the highlights of this property is its SOUTH-FACING REAR GARDEN, a sun-drenched oasis where you can unwind and soak up the sunshine in privacy. Whether you're savouring a morning coffee on the patio or enjoying al fresco dining with loved ones, this outdoor space is sure to become your favourite retreat.

In addition to its aesthetic appeal, this home is also practical, with features such as ample storage space, OFF-ROAD PARKING FOR TWO CARS, and easy access to local schools, shops, and leisure facilities. Whether you're a growing family, a professional couple, or seeking a peaceful abode to call your own, this property ticks all the boxes for comfortable living.

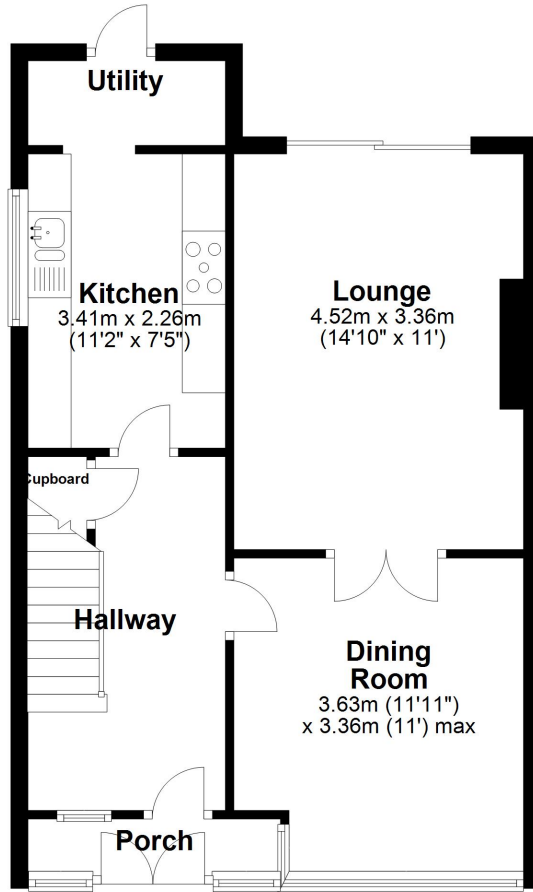
Don't miss out on the opportunity to make this wonderful house your new home. Arrange a viewing today and discover the lifestyle awaiting you in this delightful property.





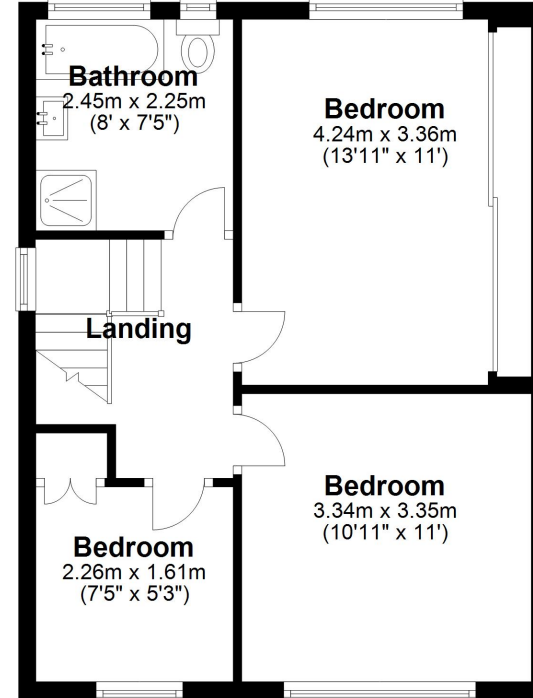
## Ground Floor

Approx. 49.9 sq. metres (537.6 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 94.0 sq. metres (1011.5 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

